

48146

CONTRACT—REAL ESTATE

Vol. m 78 Page 9937

THIS CONTRACT, Made this 5th day of MAY, 1978, between
Wayne A. Negus and Roberta L. Negus, husband and wife

and Gary W. Miller and Linda J. Miller, husband and wife, hereinafter called the seller,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Klamath County, State of Oregon, to-wit:

Lots 16, 17 and 18, Block 32, townsite of Crescent

for the sum of FOUR THOUSAND ONE HUNDRED FIFTY & 00/100 - - - - Dollars (\$ 4,150.00)
(hereinafter called the purchase price), on account of which ~~TWO THOUSAND~~ FIVE HUNDRED & 00/100 - - - - Dollars (\$ 500.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the
seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$ 3,650.00) to the order
of the seller in monthly payments of not less than SEVENTY-FIVE & 00/100 - - - - Dollars (\$ 75.00) each,

payable on the 10th day of each month hereafter beginning with the month of JUNE, 1978, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 8 per cent per annum from MAY 5, 1978 until paid, interest to be paid 8 and * in arrears the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-rated between the parties hereto as of the date of this contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is

The buyer shall be entitled to possession of said lands on or before MAY 5, 1978 and may retain such possession so long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected, in good condition and repair and will not suffer or permit any waste or strip thereon. He will keep said premises free from mechanic's and all other liens and save the seller harmless therefrom and will permit the seller for all costs and attorneys fees incurred by him in defending against any such liens; that he will pay all taxes greater levied against said property as well as all water rents, public charges and municipal liens which he voluntarily may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than \$ _____ in a company or companies satisfactory to the seller. If any such liens, costs, taxes, charges, or damages shall be levied against or incurred by the buyer, the same shall be paid by the buyer.

The seller agrees that at his expense and within 30 days from 10/1/82, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that said purchase price is fully paid and upon request and upon signing of this agreement, he will deliver unto buyer a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of all encumbrances as of the date hereof and free and clear of all encumbrances existing on said date placed, permitted or suffered by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

***IMPORTANT NOTICE:** Delete, by lining out, which-ever of the following provisions you desire to delete. (Continued on reverse)

IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the seller **MUST** comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Ness Form No. 1308 or similar unless the contract will become a first lien to finance the purchase of a dwelling in which event use Stevens-Ness Form No. 1307 or similar.

Wayne A. and Roberta L. Negus
Box 238

Box 238

Paisley, Oregon 97636

SELLER'S NAME AND ADDRESS

Gary W. and Linda J. Miller

Crescent, Oregon 97733

BUYER'S NAME AND ADDRESS

After recording return for:

Wayne & Roberta L. Negus
Box 228

Box 238

Paisley, Oregon 97636

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Gary W. and Linda J. Miller

Crescent, Oregon 97733

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of ~~XXXXXX~~

I certify that the within instrument was received for record on the day of 10

at o'clock M., and recorded
in book on page or as
file/roll 1

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
_____ Deputy

And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer shall fail to make the payments above required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his option shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable, (3) to withdraw said deed and other documents from escrow and/or (4) to foreclose this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and terminate and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and vest in said seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,150.00

In case suit or action is instituted to foreclose this contract or to enforce any provision hereof, the losing party in said suit or action agrees to pay such sum as the trial court may adjudge reasonable as attorney's fees to be allowed the prevailing party in said suit or action and if an appeal is taken from any judgment or decree of such trial court, the losing party further promises to pay such sum as the appellate court shall adjudge reasonable as the prevailing party's attorney's fees on such appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person or a corporation; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, successors in interest and assigns as well.

IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors.

Wayne A. Negus
Robert L. Negus
Gary W. Miller
Linda J. Miller

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON,
 County of Klamath } ss.
 MAY 5, 1978

Personally appeared the above named Wayne A. Negus, Robert L. Negus, Gary W. Miller and Linda J. Miller

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Blanche Dumm*
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires Dec. 11-1979

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____
 Notary Public for Oregon
 My commission expires: _____

ORS 93.635 (1) All instruments contracting to convey fee title to any real property, at a time more than 12 months from the date that the instrument is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyer of the title to be conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parties are bound thereby.

ORS 93.990 (3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record MAY 8 1978 at 8:58
 this 15th day of May A. D. 1978 of o'clock A. M., and
 duly recorded in Vol. M78, of DEEDS on Page 9937
 FEE \$ 6.00
 Wm D. MILNE, County Clerk
 By *Bernetha J. Heloch*